

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 20, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-20957 - APPLICANT/OWNER: SUNRISE ASSOCIATES, LP

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-20956) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/30/07, except as amended by conditions herein.
4. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
5. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
6. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-20956 and all other subsequent site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed nine-space addition to an existing mobile/manufactured home park on 0.98 acres at 1200 North Lamb Boulevard.

The project as proposed will benefit the neighborhood and will appropriate in the context of the type and density of development on surrounding sites. Therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/18/89	The City Council approved a Rezoning from R-E (Residence Estates) to R-MHP (Residential Mobile Home Park) on property located west of Lamb Boulevard between Owens Avenue and Washington Avenue. Planning Commission and staff recommended approval.
05/24/07	The Planning Commission recommended approval of companion item ZON-20956 concurrently with this application. The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #9/jm).
<i>Pre-Application Meeting</i>	
03/15/07	A pre-application conference was held. The applicant was informed that the subject property must be rezoned from R-E (Residence Estates) to R-MHP (Residential Mobile/Manufactured Home Park). The R-MHP (Residential Mobile/Manufactured Home Park) zoning designation requires a minimum space size of 4,000 square feet, a minimum space width of 45 feet and a front, side and rear setback of 5 feet.

<i>Field Check</i>	
04/23/07	A field check was made to the parcel. There is no access to the parcel as it is completely enclosed by a six foot tall masonry wall. There is dense desert foliage in brush on the site and debris from dumping.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.98

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	ML (Medium Low Density Residential)	R-E (Residence Estates)
North	Single Family Residential	ML (Medium Low Density Residential) M (Medium Density Residential)	R-PD16 (Residential Planned Development – 16 Units Per Acre) R-CL (Single Family Compact-Lot)
South	Mobile Home Park	ML (Medium-Low Density Residential)	R-MHP (Residential Mobile/ Manufactured Home Park)
East	Mobile Home Park	ML (Medium-Low Density Residential)	R-MHP (Residential Mobile/ Manufactured Home Park)
West	Mobile Home Park	ML (Medium-Low Density Residential)	R-MHP (Residential Mobile/ Manufactured Home Park)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following Development Standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	4,000 SF	4,000 SF	Y
Dwelling Units per Lot	1	1	Y
Min. Lot Width	45 Feet	45 Feet	Y
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Corner • Rear 	5 Feet 5 Feet 5 Feet 5 Feet	5 Feet 5 Feet 5 Feet 5 Feet	Y

Existing Zoning	Permitted Density	Units Allowed
R-E	2.0 du/ac	2 Units
Proposed Zoning	Permitted Density	Units Allowed
R-MHP	8.49 du/ac	8 Units
General Plan	Permitted Density	Units Allowed
ML	5.6 – 8.49 du/ac	8 Units

ANALYSIS

- Zoning

The applicant is proposing to Rezone (ZON-20956) the parcel from R-E (Residence Estates) to R-MHP (Residential Mobile/Manufactured Home Park). The proposed R-MHP (Residential Mobile/Manufactured Home Park) zoning district is compatible with the ML (Medium Low Density Residential) General Plan land use designation. The ML (Medium Low Density Residential) General Plan designation allows up to a maximum of 8.49 units per gross acre, while the site shows a density of seven units per acre. The proposed density is in conformance with both the General Plan and the R-MHP zoning district.

- Site Plan

The applicant requests to reconfigure the street access of the mobile home park, adding nine spaces to an existing mobile home park on the 0.98 acre parcel. The overall Mobile Park is 26.85 acres with 186 existing designated spaces. The project proposes to add nine spaces, totaling 195 spaces for the entire site, which would represent a density of seven units per acre. The density is in conformance with the ML (Medium-Low Density Residential) General Plan land use designation.

The site plan shows the entrance to the nine space addition from an existing street on the eastern side of the parcel. The street ends at a cul-de-sac with three spaces designated on the end. Each space meets Title 19 standards for a Residential Mobile/Manufactured Home Park.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **“The proposed development is compatible with adjacent development and development in the area;”**

The development will be incorporated into the existing mobile home park that surrounds the parcel. The mobile park is not well served by continuing to maintain a vacant parcel of land in the middle of the area, where dust control, vandalism and a host of other problems can result from the continuation of the current undeveloped state of the site. The project as proposed will benefit the neighborhood and will be appropriate in the context of the type and density of development on surrounding sites.

2. **“The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;”**

The proposed development conforms to City plans, policies, and standards in the areas of lot size and width.

3. **“Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;”**

Site access has been configured to meet City standards for cul-de-sac, fire hydrant location, lot size and setbacks.

4. **“Building and landscape materials are appropriate for the areas and for the City;”**

There are no building and landscape materials associated with this request.

5. **“Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;”**

The proposed development conforms to standards in the areas of lot size and width.

6. **“Appropriate measures are taken to secure and protect the public health, safety and general welfare.”**

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

PLANNING COMMISSION ACTION

The conditions were amended as shown.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

ASSEMBLY DISTRICT 14

SENATE DISTRICT 2

NOTICES MAILED 414 by Planning Department

APPROVALS 0

PROTESTS 0